

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-209
County Clark Date received 3/31/2026

DTE 1
Rev. 12/22

MAR 31 2026

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR

Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Tate Robert R & Kimberly A	5114 New Carlisle PK Springfield, OH 45501
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
937-215-1054 tonufun@rocketmail.com		

5. Complainant's relationship to property, if not owner

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
3000700011000056	3956 Owl Ave Springfield, OH 45505

7. Principal use of property Forestry

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3000700011000056	153,155	254,460	101,305

9. The requested change in value is justified for the following reasons:
Property is a swampy woodlot full of honeysuckle & dead Ash trees. Too wet to develop or farm. Adjacent lot has tillable land and woodland & is only increasing 09.6% but mine is increasing 83%, after a 36% increase last revaluation. I've had State Forestry plan but there is no marketable timber.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____
and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date _____ Complainant or agent (printed) Robert R Tate Title (if agent) _____

Complainant or agent (signature) Robert R Tate _____

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stilus : 3956 OWL AVE

Map ID: 300-07-00011-000-056

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

TATE ROBERT R & KIMBERLY A

GENERAL INFORMATION

Routing No. SNEY-B1 023-00
 Class A
 Living Units
 Neighborhood 300A0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV Y
 Field Review Flag:

Property Notes

Note Codes:
 F1-Fema Flood Zone 25%-50%



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Wasteland	AC 7,4400			2,600
A-Woodland	AC 35,9800			251,860
Total Acres: 43.42		Legal Acres: 43.4200	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,410	254,460	254,460	0	0
Building	0	0	0	0	0
Total	3,410	254,460	254,460	0	0

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
11/26/24	KQ	10-Adv	3-Other
05/04/18	GSK	R-Review	3-Other
02/29/12	ABC	0-Vac Or Oby Only	3-Other
05/08/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity
05/22/12	110,000 2-Land & Building	2-Not Open Market
03/29/12	40,000 2-Land & Building	2-Not Open Market

Deed Reference

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		O CONNOR NICHOLAS A & LAURA D
CD-Corrective Deed		EDWARD INVESTMENT COMPANY

Property Factors

Topo: 4-Rolling
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 11
 Legal Descriptions:
 N P T N E & N W QRS

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3956 OWL AVE

Parcel Id: 300-07-00011-000-056

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 1

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Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks	
Pre-Fab	
Misc	Qty

Grade C	Functional
CDU AV-AVERAGE	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design 0	

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)